

BROWNFIELD REDEVELOPMENT / PLANNING, April 10

Coalitions 201: How a Brownfield Coalition Can Effectively “Set the Table” with Utensils for Assessment

Janise Bayne, Brownfield Assessment Project Manager, Cuyahoga County, Department of Development

Janise (Jan) Bayne, has worked with the county Economic Development Team since 2006. In her capacity as Senior Development Finance Officer she has worked on administration of various Economic, Commercial and Brownfield Loans and USEPA and Ohio Clean Ohio grant projects. She is currently managing the Community Assessment Initiative Program, which has conducted over 160 assessment projects in Cuyahoga County, totaling over \$4.3 million in funds since 2005. She has worked hard to integrate health equity into the programs she works with both in her vocation and volunteer work. She came to the County Department of Development with over 25 years of experience in banking, real estate finance, management and marketing.

She served as the Cuyahoga County Department of Development representative to the Cuyahoga County PLACE MATTERS team through December 2013. This multi-sector partnership was formed to advance health equity county-wide, focusing on incorporating equity and the role of “place” and “place-based strategies” into policy development through-out Cuyahoga County.

Ms. Bayne has a Masters Degree in Business Administration, a Bachelor of Business Administration in Economics; an Associates Degree in Marketing; and a Certificate in Urban Real Estate Development from Cleveland State University. She is also certified as an Economic Development Finance Professional through the National Development Council.

Domenica McClintock, MPH, RS, Supervisor Cuyahoga County Board of Health

Domenica McClintock has been with the Cuyahoga County Board of Health (CCBH) since 2007. She currently serves as the Supervisor over Water Quality and Land Use Programming within the Environmental Public Health Service Area of CCBH. She contributes to Cuyahoga County’s county-wide initiative to integrate health and equity into all policy.

In addition to her multi-faceted work load at CCBH, Domenica also serves as a member of the Northcoast Brownfield Coalition and the Community Assessment Initiative Review Team. In addition, she provides health monitoring services for environmental assessment projects conducted through Cuyahoga County’s Department of Development Brownfield program.. Domenica coordinated the integration of health into the application process for the Community Assessment Initiative program. She is currently initiating the discussion to implement health impact assessment tools in the evaluation and assistance of future brownfield assessment projects.

Domenica McClintock has a B.A in Community Health from Malone University and an M.P.H. from West Virginia University. Domenica has extensive knowledge in program development and management that seeks to integrate health into policy and procedures and programming.

David Ebersole is Brownfield Program & Special Projects Manager for the City of Cleveland's Department of Economic Development. David has a B.S. in Economics from Carnegie Mellon University and a J.D. from Case Western Reserve University and is a licensed attorney. David's responsibilities at the City include the management of numerous brownfield redevelopment projects, oversight of the City's Industrial-Commercial Land Bank, resolving real estate development challenges, and addressing federal and state regulatory issues.

In five years at the City, David has brought a creative approach to addressing Cleveland’s brownfield issues. He has experience with the use of complicated tax credit financing, State and Federal financing and grant programs, and private investment to address brownfield development challenges. David’s projects include the Cuyahoga Valley Industrial Center – the redevelopment of a 55-acre former Coke Plant into a ready-made developable site. The \$13 Million project requires the beneficial re-use of dredged river spoils (dredgings taken from the Cuyahoga River to maintain the channel) and steel fine slag (a by-product of steel manufacturing), which mix with soil excavation to provide almost 1,000,000 cubic yards of fill material necessary to remediate and level the site. The project proposal required the approval of multiple divisions of Ohio EPA and collaboration with the U.S. Army Corps of Engineers to become a reality. David has been the City’s project lead on the \$5.6 Million Evergreen Cooperative Laundry and the \$16 Million Green City Growers’ Greenhouse projects, both of which involved the use of HUD financing and New Markets Tax Credits. Those projects were awarded the Most Innovative Project awards by

the National Development Council in 2011 and 2013, respectively, for their use of sophisticated financing to prepare job and wealth-creating cooperatives targeted towards employing disadvantaged populations.

David has given multiple presentations on brownfield redevelopment, including at the USEPA's Brownfields 2009, 2011, and 2013 Conferences and at the Ohio Brownfield Conference in 2009, 2011, and 2012. He has presented on the City's transit-oriented brownfield development strategy in the Euclid Corridor at the 2010 Reclaiming Vacant Properties Conference and at the Minnesota Brownfields Forum on Transit-Oriented Development in Brownfield Corridor in 2011. David served as a delegate to the National League of Cities Sustainability International Sustainability Exchange to Sweden & Germany in April 2012 and presented a webinar on the Evergreen Cooperatives in July 2012.

Laura Clark, Senior Development Finance Analyst, Cuyahoga County Department of Development

Laura Clark currently serves as a Senior Development Finance Analyst for the Cuyahoga County Department of Development. Ms. Clark manages the Brownfield Redevelopment Fund Bond loan portfolios, which are valued at over \$30 million and the USEPA Brownfield Revolving Loan Fund, which is valued at \$5.1 million.

Since joining Cuyahoga County, Ms. Clark has made brownfield loans totaling over \$19 million, which have cleaned up approximately 275 acres of County real estate, created and/or retained over 1,100 jobs and leveraged over \$300 million in additional funding. Further, Ms. Clark's redevelopment projects have attracted over \$36 million in tax credits. Ms. Clark authored grant applications that resulted in the award of over \$14.6 million in outside grants to the County. Ms. Clark developed the Property Reutilization and Large Attraction programming for the County's \$100 million Western Reserve Fund.

A former environmental consultant, with over nine years of experience, Ms. Clark has a B.A. in Geology from Miami University and is a National Development Council Economic Development Finance Professional.

Healthfields - Improving Access to Health and Health Care Through Brownfields Redevelopment

Roger B. Register – Regional Director, Cardno

Mr. Register is the Regional Director for Cardno covering the southeastern U.S. He currently manages environmental and brownfield operations in Tallahassee, Pensacola and Atlanta. Roger assists public and private sector clients in the redevelopment of environmentally-impaired properties. With over 16 years of Brownfields experience he has been involved with federal and state Brownfield programs and assists U.S. EPA Brownfield grantees to deliver projects focused on sustainable and viable alternatives for impacted communities. He managed the state of Florida's Brownfields Redevelopment Program from its inception in 1998 until 2005 when he began his career with Cardno.

Cardno is an integrated professional services provider, delivering a diverse range of services including emerging markets services, structural, geotechnical, civil and environmental engineering (in areas such as urban, traffic, brownfields, water and coastal), survey and mapping, planning/project management and asset management services.

He has spoken and served on numerous panels at national and state Brownfield conferences and workshops. Roger earned Bachelor of Science degrees in Petroleum Engineering from the University of Oklahoma and Business Administration from the University of Florida.

The New BUSTR Revolving Loan Fund

Verne Ord: (Assistant Bureau Chief, Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations) Verne is the Assistant Bureau Chief for the Bureau of Underground Storage Tank Regulations (AKA "BUSTR"). He has over 24 years with the agency starting in January 1990. Mr. Ord has held many positions during his tenure that include Environmental Specialist, Emergency Response Coordinator Supervisor, Environmental Supervisor, Office Manager for the former Dayton and Twinsburg field offices, Assistant Bureau Chief starting in 1997 and Acting Bureau Chief. He was the group leader responsible for the current risk based corrective action rule that is required for use by the petroleum underground storage tank community. Mr. Ord was also an active member of the generic standards work group and Ohio Department of Commerce designee to the steering committee for the original Ohio Environmental Protection Agency, Voluntary Action Program ("VAP"). Other experiences by Verne include 10 years with American Electric Power's fossil fuel division as a mine foreman in Southeast Ohio.

Verne holds a Associate Degree in Mining Technology from the University of Pikeville and a BS in Geology from Marietta College in Ohio. He lives in Pataskala, Ohio.

Scott Sigler: (Corrective Action Supervisor, Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations) Mr. Sigler is a Corrective Action Supervisor for the Bureau of Underground Storage Tank Regulations (AKA "BUSTR"). He has over 11 years with the agency starting in March of 2003. Prior to becoming a corrective action supervisor, Mr. Sigler was a site coordinator for BUSTR managing sites in both eastern and western Ohio. Prior to working at BUSTR, Mr. Sigler was a project manager for a local environmental consulting firm for 10 years.

Mr. Sigler holds a Bachelors of Science degree in Environmental and Hazardous Materials Management from The University of Findlay.

City Unseen: Build a UST Database

Tom Hetrick: (Neighborhood Planner, Youngstown Neighborhood Development Corporation (YNDC)) Tom Hetrick coordinates Youngstown's neighborhood planning process, under a contract between the City of Youngstown and YNDC. In 2013 he led a study of underground storage tank locations throughout the city of Youngstown to assist with the city's revitalization efforts. YNDC works to leverage investments in strategic neighborhoods throughout the city.

Tom has a Master's degree in City and Regional Planning from Ohio State University and a Bachelor's degree in Education from Youngstown State University.

How to Own a Brownfield: Creative Ways to Fund Remediation and Avoid Liability

Gregory DeGulis: (Partner, McMahon DeGulis LLP) Gregory J. DeGulis is a Partner at McMahon DeGulis LLP, an environmental and energy law firm in Cleveland, Ohio. Greg has 28 years of experience prosecuting and defending environmental and toxic exposure claims as well as environmental cost recovery matters, environmental insurance litigation, citizen suit litigation and the negotiation of administrative consent decrees. Greg has defended a number of Natural Resource Damages matters in Ohio.

Greg received his BA in English from the University of Michigan in 1982 and his JD from the Case Western Reserve University School of Law in 1985.

Sarah Gable: (Associate, McMahon DeGulis LLP) Sarah J. Gable is an Associate at McMahon DeGulis LLP. Sarah works primarily on brownfield cases with issues involving CERCLA, RCRA and the Ohio Voluntary Action Program, among other things. McMahon DeGulis is an environmental law firm with experience in all aspects of environmental law, from water to air, regulatory work to litigation. Prior to joining McMahon DeGulis, Sarah clerked in the law department at Ohio EPA and for the Department of Justice's Environmental and Natural Resources Division.

Sarah earned her J.D. from The Ohio State University Moritz College of Law and holds a B.A. from Saint Mary's College.

Steven P. Larson: (Associate, McCarthy, Lebit, Crystal & Liffman Co., L.P.A.) Steven P. Larson is an associate at McCarthy, Lebit, Crystal & Liffman Co., L.P.A. and a Certified Public Accountant. His practice focuses on tax law and estate planning, as well as general corporate law, including commercial real estate transactions, banking, and business succession planning.

Mr. Larson earned his law degree from Cleveland-Marshall College of Law, magna cum laude. Prior to attending law school, he engaged in tax compliance and planning as a C.P.A. Mr. Larson spent three years with a large international accounting firm and two years as the tax specialist of a publicly-traded local insurance company. He graduated from Kent State University with a Bachelor of Business Administration in Accounting, summa cum laude. Mr. Larson's legal education and experience make him uniquely qualified to both plan and implement transactions from a tax perspective.

Be Not Afraid - Strategies for Keeping a Brownfield Real Estate Transaction Alive

Maura Mares: (Associate Counsel, Hemingway Development, a Division of Geis Companies) Maura Maresh currently serves as Associate Counsel for Hemingway Development, a division of Geis Companies, and is responsible for overseeing Brownfields issues that arise during development and construction activities for the company. Geis Companies is the largest industrial design/build firm in northeast Ohio constructing over 2 million square feet annually. Hemingway Development, the development division of Geis Companies, holds expertise in land development, financing, acquisition and leasing of both its own and third-party commercial properties.

Maura has been employed as Assistant Counsel for Hemingway since 2010. She has a J.D. from Cleveland Marshall College of Law and a Masters in Urban Planning from Cleveland State University. Maura was admitted to the Ohio State Bar Association in 2010.

David Ebersole is Brownfield Program & Special Projects Manager for the City of Cleveland's Department of Economic Development. David has a B.S. in Economics from Carnegie Mellon University and a J.D. from Case Western Reserve University and is a licensed attorney. David's responsibilities at the City include the management of numerous brownfield redevelopment projects, oversight of the City's Industrial-Commercial Land Bank, resolving real estate development challenges, and addressing federal and state regulatory issues.

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Joe Koncelik is Counsel at the law firm of Tucker Ellis in Cleveland. He has practiced environmental law and government relations for nearly twenty years. Prior to joining his firm, he served in the Taft Administration as the Director of Ohio EPA. He also held the positions of Assistant Director and Chief Legal Counsel at the Agency.

Joe provides counsel and representation on environmental due diligence for real estate and business transactions with particular emphasis on brownfield redevelopment. Joe has worked on highly complex brownfield redevelopment projects and has helped secure millions in brownfield cleanup grants funding and incentives for his clients.

Joe has practical experience in all areas of state and federal environmental law, including laws governing hazardous waste cleanup, solid waste, water, wetland and air regulation. He provides counsel on compliance, regulatory permitting and civil and administrative litigation.

He received a Bachelor of Arts degree and Juris Doctor from The Ohio State University.

Robert C. Snyder is the vice president of Environmental Risk Management for The Fedeli Group. Mr. Snyder brings to The Fedeli Group over 30 years of experience in the design and implementation of risk management programs for the

environmental industry. His technical areas of expertise include risk assessment, minimization, assumption, transfer and all areas of financial assurance.

A member of the Ohio Environmental Services Industry, Mr. Snyder is a Chartered Property Casualty Underwriter (CPCU), a Certified Insurance Counselor (CIC), and holds an engineering degree from Ohio Northern University. His experience and knowledge allow him to provide comprehensive risk management programs for: Environmentally sensitive real estate and business transactions, the hazardous and non hazardous waste industries, engineering firms, consulting firms, manufacturers, transportation logistics firms, environmental clean-up contractors, government entities, institutional, habitational, and hospitality clients.